

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION OF CHARLESTOWN HOLDINGS INCORPORATED AS REDEVELOPER OF PARCEL 7 LOCATED IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, CHARLESTOWN HOLDINGS INCORPORATED has expressed an interest and submitted a satisfactory proposal for the development of Parcel 7 in the Charlestown Navy Yard in Charlestown, MA; and

WHEREAS, CHARLESTOWN HOLDINGS INCORPORATED'S proposal was submitted in response to a Request for Proposals for development on Parcel 7, duly advertised and conducted in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That CHARLESTOWN HOLDINGS INCORPORATED be and hereby is Tentatively Designated as Redeveloper of Parcel 7, as identified on the attached Map, marked Exhibit "A", located in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:
 - (a) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws, as amended:

(b) Submission within Two Hundred and Seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development, construction and occupancy/rental schedules.

(c) The obtaining of appropriate community review of the May 25, 1990 submission by CHARLESTOWN HOLDINGS INCORPORATED for development on Parcel 7.

(c) The obtaining of all City, State and Federal applicable approvals, including the relevant guidelines and conditions pursuant to which the New Development Area was transferred to the Authority.

2. That the Director be and hereby is authorized to execute a License for Early Entry.
3. That disposal of said Parcel 7, Charlestown Navy Yard, by the issuance of a Request for Proposals and the contingent selection of the CHARLESTOWN HOLDINGS INCORPORATED'S proposal is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Redeveloper be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

MAY 31, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD: TENTATIVE DESIGNATION FOR
PARCEL 7

SUMMARY: THIS MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF
CHARLESTOWN HOLDINGS INCORPORATED AS REDEVELOPER OF
PARCEL 7 AT THE CHARLESTOWN NAVY YARD.

Parcel 7 is located in the northeast corner of the Charlestown Navy Yard in the area known as "Yard's End": it is bounded by Parcel 6 to the east, the Historic Monument Area to the west and south, and Little Mystic Channel to the north. The total parcel area contains approximately 117,300 square feet. When the Yard was a working shipyard, Parcel 7 contained three small buildings, a parking area, and crane tracks: it functioned as a lumber storage and scrap bin site.

Parcel 7 is owned by the Boston Redevelopment Authority, purchased from the Federal Government in May 1979, after the Federal Government declared the land to be surplus. Parcel 7 was not included in the December 1978 Land Disposition Agreement between the Authority and Immobiliare New England.

As a part of the planning for Yard's End, staff prepared the terms and conditions for the redevelopment of research center uses on Parcel 7, in accordance with procedures set forth in M.G.L.A., Chapter 30B. The availability of Parcel 7 for research center uses was duly advertised, and the proposals submitted in response were publicly opened on May 25, 1990. The reuse guidelines for Parcel 7 are in accordance with the terms of the Master Plan which was approved by the Charlestown Neighborhood Council on March 13, 1990.

A review was conducted by Authority staff to determine compliance by all proposals with criteria, procedures, submission requirements and design and development guidelines. Based on this review, Charlestown Holdings Incorporated's proposal for Parcel 7 in the Charlestown Navy Yard best met the development goals of the Master Plan, and best maximized the benefits of the project to the City.

The Charlestown Community Council endorsed the Charlestown Navy Yard Master Plan on March 13, 1990 by a vote of 20-1, which proposes research center uses for Parcel 7.

Charlestown Holdings Incorporated comes forward today seeking Tentative Designation on Parcel 7 for the uses set forth in the Master Plan. This planned use is appropriate given the close proximity of Parcel 7 to the present Massachusetts General Hospital Research Center in Building 149. Additionally, the fact that Parcel 7 is a large vacant site makes it possible to balance large floor plates, necessary for research tenants, with the creation of open space. The Master Plan limits building heights to 155 feet in order to preserve streetscapes, view corridors, and the unique character of the Navy Yard.

It is recommended, therefore, that the Authority grant a Tentative Designation to Charlestown Holdings Incorporated for Parcel 7, and further that the Director be authorized to execute such appropriate documents as the Director deems necessary and in the best interest of the Authority.

An appropriate resolution follows: